



County of Fairfax, Virginia

November 20, 2014

**2014 Planning
Commission**

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Executive Director

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Assistant Director

John W. Cooper
Clerk to the Commission

Kelly M. Atkinson, AICP
Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Ste. 201
Woodbridge, Virginia 22192

**Re: RZ 2014-PR-012 – SEKAS HOMES LTD.
Providence District**

Dear Ms. Atkinson:

At its November 19, 2014 meeting, the Planning Commission voted 11-0 (Commissioner Migliaccio was absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to the final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Suzanne Wright, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
November 19, 2014 date file



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Planning Commission Meeting
November 19, 2014
Verbatim Excerpt

RZ 2014-PR-012 – SEKAS HOMES LTD.

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. de la Fe, please.

Commissioner Lawrence: Thank you, Mr. Chairman. Mr. Chairman, I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2014-PR-012, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 17TH, 2014.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2014-PR-012, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Lawrence.

Commissioner Lawrence: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE SIDEWALK REQUIREMENT ALONG COURTHOUSE ROAD IN FAVOR OF THE WALKWAY DEPICTED ON THE GDP.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: Thirdly, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE SIDEWALK REQUIREMENT ALONG SUTTON ROAD IN FAVOR OF THE WALKWAY DEPICTED ON THE GDP.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lawrence: And finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE REQUIREMENT TO CONSTRUCT CURB AND GUTTER ALONG THE SUTTON ROAD FRONTAGE IN FAVOR OF THE COMMITMENTS TO ESCROW FUNDS CONTAINED IN THE PROFFERS.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried by a vote of 11-0. Commissioner Migliaccio was absent from the meeting.)

JN